

32 BEECH GROVE
WHITLEY BAY NE26 3PL
£320,000



- **THREE BEDROOM PLUS NURSERY ROOM**
- **SEMI DETACHED HOUSE**
- **TWO RECEPTION ROOMS**
- **KITCHEN DINER**
- **BATHROOM & SEPARATE WC**
- **SOUGHT AFTER RESIDENTIAL LOCATION**
- **FRONT GARDEN WITH DRIVEWAY PARKING**
- **BEAUTIFUL REAR GARDEN**
- **NO UPPER CHAIN & EPC RATING E**

This lovely, semi detached house is perfectly located in a sought after residential area. It displays a variety of features, has no upper chain and is ideal for a family.

This is a three bedroom plus nursery room semi detached house set over two floors. Ground floor: two reception rooms, kitchen diner. First floor: three bedrooms plus nursery room, bathroom, separate WC. Externally: front garden with driveway parking, rear garden.

The fabulous location, unique feel and potential of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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VESTIBULE

Enter through covered porch with UPVC double glazed door with glazed insert into the vestibule. With wood panelling and timber inner door with glazed panels leading to the entrance hallway.

ENTRANCE HALLWAY

With two built in storage cupboards, cloaks area and single radiator. There are stairs up to the first floor and doors to the reception rooms and kitchen diner.

RECEPTION ROOM ONE

14'11" x 11'7"

(measurement into recess)

Reception room one is bright and front facing with ceiling coving, UPVC double glazed picture window, wall mounted gas fire, TV point and single radiator.

RECEPTION ROOM TWO

13'2" x 12'8"

(measurement into recess)

Reception room two is versatile with ceiling coving, dado rail, two UPVC double glazed windows to the side of the property, wall mounted gas fire, TV point, double radiator and single radiator.



KITCHEN DINER

16'7" x 10'10"

(measurement into recess)

Benefitting from wall, base and drawer units with contrasting worktops incorporating single bowl sink, drainer, mixer taps and tiled splash backs. Space for cooker, fridge freezer and a four seater dining table. There are two UPVC double glazed obscured windows, ceiling coving, TV point and single radiator. There is also a walk in pantry with space and plumbing for a washing machine, tiled walls, tiled flooring and a timber framed obscured window. UPVC double glazed door with windows to both sides leading to the rear garden.

SPLIT LANDING

With built in cupboard, stairs up to the bathroom, separate WC and bedroom three. Further stairs up to the main landing.

LANDING

With access to the loft with ladder and light. Doors to three bedrooms and nursery room.

BEDROOM ONE

14'9" x 9'10"

(measurement includes wardrobes)

Bedroom one is front facing with UPVC double glazed window, built in wardrobes and single radiator.

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BEDROOM TWO

12'2" x 11'1"

(measurement includes wardrobes)
Bedroom two is to the side of the property with ceiling coving, built in wardrobes and single radiator.

BEDROOM THREE

9'2" x 7'4"

(measurement includes wardrobes)
Bedroom three is to the side of the property, ceiling coving, UPVC double glazed window, built in wardrobes and drawers and single radiator.

NURSERY ROOM

7'3" x 6'7"

(measurement includes wardrobe and currently used as a fourth bedroom)
The nursery room is front facing and versatile in its use with ceiling coving, UPVC double glazed window, built in wardrobes and drawers, built in cabin bed and single radiator.

BATHROOM

Benefitting from panelled bath with shower over and pedestal wash basin.
There are tiled walls, shaver point, single radiator and UPVC double glazed obscured window.

SEPARATE WC

With low level WC, single radiator and UPVC double glazed obscured window.



FRONT GARDEN

The front garden is complete with planted bed, mature shrubs and driveway parking. The boundary is marked by fences to both sides, wall to the front and gated access to the rear.

REAR GARDEN

Beautiful rear garden with lawn, raised planted beds, mature shrubs, patio area, shed and water tap. The boundary is marked by fence and wall to the rear with gated access to the front of the property.

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Smoke Alarms

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.



Appliances and Services

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

The Properties Misdescription Act, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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